

Novo 14 with Summi



Habitat Estate LOT 1808 Ararat Street, Tarneit - ONLY 5% LAND DEPOSIT REQUIRED

Land Price:	\$ 280,000
Build Price:	\$ 240,100
Package Structure:	2 part contract
Exp. Title Date:	01/05/2020
Lot Width:	10.5 m
Lot Depth:	27.51 m
Lot Size:	288 m ²

Study:
Alfresco:
Ground Living:
Outdoor Living:
Garage Area:
Porch Area:
House Size:

Living Areas:

: No Living: 104.43 m² Living: 0 m² Area: 24.21 m² rea: 4.44 m² Size: 132.84 m²

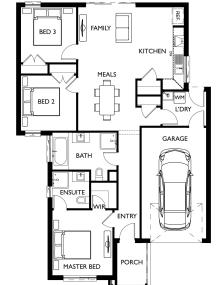
1 Yes

INCLUSIONS

Refer attached for full inclusions list

Hermitage Properties Pty. Ltd. • Unit 2, 4 Corporate Avenue Rowville VIC 3178

Please refer to the Business Development Manager for floorplans and further product details. Package current as at 07/05/2020. Package price based on standard floorplan, builder\'s nominated façade and builder\'s preferred siting. All house and land packages are subject to developer\'s final approval. Land prices and availability are subject to change without notice. Plans are exclusively owned by Hermitage Properties Pty Ltd and shall not be copied, distributed or altered, without the written permission of Hermitage Properties Pty Ltd. Hermitage Properties Pty Ltd reserves the right to change package details, prices or substitute the make, model and/or type of any of the above products, specifications, inclusions or promotion without notice or obligation. Images are for illustrative purposes only and may not represent standard inclusions. Please refer to final contract documents and final working drawings for exact details. EAOE. Hermitage Properties Pty Ltd ABN 37 081 101 911. This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is a completed \like design\', not the actual lot for sale. Façade finishes and colours may vary. Images are attist's impressions only.



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	ROOM SCHEDULE		
LEVELS	DWELLING AREAS	AREAS m2	
GFL	GROUND FLOOR	104.43	
GFL	GARAGE	24.21	
GFL	PORCH	4.44	
		133.08 m ²	

⊀

D.P

15,470 \star ЪС ЮС \setminus / 320 WAR GARAGE 困盟 86mm stepdown to garage Ð 820 KITCHEN 320 М.Н. PORCH ENTRY 8 (Plaster ceiling) 172mm stepdown 10,500 **7**20 820 FAMILY MEALS WIR S MASTER BATH \Box ••• BEDROOM 820 820 ENS 20 BED 3 BED 2 W9 BW D.P HWS

NOVO - 14

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HOUSE INCLUSIONS

Fixed price site of	osts including rock excavation
EXTERNAL I	0
	iles as per colour document
	a, Gutter and Downpipes
Bricks as per colo	
1	lortar with Rolled joints
	Windows to front Facade only
Painted Infills abo	ove Garage Door and all Windows and Doors to sides and rear
	Porch and Outdoor Living (if applicable)
Two part Termite	
•	Concrete Driveway and Path to Porch
Letterbox (with	· · · · · · · · · · · · · · · · · · ·
INTERNAL IT	EMS
Engineered waffl	e Slab
Pine Wall Frames	s and Roof Trusses
2440mm Ceiling	height to Single Storey
2590mm Ceiling	height to Ground Floor and 2440mm to First Floor of a Double Storey
Plasterboard Wa	lls, Ceilings and Cornice
67mm Single Bev	vel Architrave and Skirting
75mm Scotia Co	rnice
I No. Melamine s	helf with 1 No. Hanging Rail to Bedroom Robes
GARAGE	
Colorbond Secti	onal Panelift Garage door with Motor and 2No. Remote Controls
Weatherproof d	oor to Rear of Garage (plan specific)
Flush Panel Gara	ge/House Access Door (plan specific)
WINDOWS	
	to Ensuite, Bathroom and WC
	g Windows (unless otherwise nominated)
	o all openable Windows (keyed alike)
Venetians to Fror stairwell) and Slic	nt Windows, Roller Blinds to remaining Clear Glazed Windows (excluding ling Doors
DOORS - EXT	
	high \times 820mm wide Front Entry Door with Clear Glazing
,	Deadbolt to Front Entry
	Ill external Hinged Doors and Garage/House Access Door (plan specific)
DOORS - INT	
0	ush Panel Doors throughout
Lever Door Han	
	SECURITY DOORS
/	openable Windows
	all Sliding Doors
HEATING / C	
Gas Ducted Hea	0
	n Air Conditioner to main Living area on a Single Storey
I No. Split System Double Storey (2	n Air Conditioner to main Living area and 1No. to Master Bedroom on a 2No.Total)

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FLOOR COVERINGS	
Tiles to Wet Areas, Entry and Living areas connected to the Kitchen	
(as per standard house plan)	
Carpet to remainder of House (as per standard house plan)	
ELECTRICAL	
Double Power Points throughout	
LED's Downlights to Porch, Entry, Living areas and Bedrooms	
Batten holder light fixtures with shade to remainder of home	
Single weatherproof LED Flood Light with Sensor outside Laundry	
Hardwired Smoke Detectors with battery backup	
2No.TV points	
INo.TV antenna (estate specific)	
2No. Phone Points KITCHEN	
900mm Stainless Steel Upright Cooker and Canopy Rangehood Stainless Steel Dishwasher	
20mm Stone Benchtops with 20mm Square Edge	
Laminate Base Cabinets Laminate Overhead Cabinets with Bulkhead above	
Stainless Steel Double Bowl Sink	
MixerTap	
Tiled Splashback	
4No. Melamine Shelves to Pantry	
LAUNDRY	
Laundry Trough and Cabinet	
MixerTap	
ENSUITE	
Vanity Basin	
20mm Stone Benchtops with 20mm Square Edge	
Laminate Base Cabinets	
Semi-Frameless Shower Screen	
Tiled Shower base	
Polished edge Mirror to full width of Vanity	
Mixer Tap	
Single Towel Rail	
Toilet Suite	
Toilet Roll Holder	
BATHROOM	
Vanity Basin	
Acrylic bath	
20mm Stone Benchtops with 20mm Square Edge	
Laminate Base Cabinets	
Semi-Frameless Shower Screen	
Tiled Shower base	
Polished edge Mirror to full width of Vanity	
Mixer Tap	
Single Towel Rail	
WC / POWDER ROOM	
Toilet Suite	
Toilet Roll Holder	
PAINTING	
3No. Coat Paint system throughout	
Gloss Enamel Paint to Architrave and Skirting	
ENERGY EFFICIENCY	
6 Star Energy Rating	
Solar Hot Water Service with Gas Booster	
Insulation to Walls and Ceilings	
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L	ANDSCAPING
	ombination of Turf, Plants, Mulch and oppings to front and rear yards
	ompacted Paths around perimeter of ouse
	mber Fencing, including wing Fence and ate, to all boundaries
Ν	ature Strips levelled and seeded
С	lothesline
G	ENERAL
Fic	xed Price Contract
	ll Permits as required by Building egulations
Sι	Irvey and Drafting Plans
Er	ngineer designed Slab/Foundations
СС	I service connections (excluding onsumer account opening and fibre optic onnection if applicable)
In	dependent Quality Inspections
Fu	III House Clean on completion
3	month Maintenance period
Н	ome Owners Warranty
10) year Structural warranty

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